



## SB 800 STATUTE OF LIMITATIONS

Construction defects actions involving the sale of new residential units or common areas of associations that are sold on or after January 1, 2003 are subject to the SB 800 claim process (Civil Code Section 895 through Section 945.5). SB 800 does not apply to condominium conversions. Limitation periods commence from the date of substantial completion or when the developer relinquishes control of the board.

### 1 YEAR

- Noise (from original occupancy of adjacent unit)
- Fit and finish warranty
- Irrigation and drainage

### 2 YEARS

- Decay of wood posts
- Landscaping systems
- Dryer ducts

### 4 YEARS

- Plumbing and sewer
- Electrical
- Cracks in exterior hardscape, pathways, driveways, landscape, sidewalls, sidewalks, patios
- Corrosion of steel fences

### 5 YEARS

- Deterioration of building surfaces due to paint or stain

### 10 YEARS

*All other defects or violation of building standards:*

- Air conditioning in living spaces
- Balconies and balcony systems
- Ceramic tile and tile backing, ceramic tile and tile countertops
- Decks and deck systems
- Doors
- Exterior stairs and stair systems
- Exterior stucco, siding, walls, framing, finishes and fixtures
- Fire protection
- Foundation systems and slabs
- Foundations, load bearing components, slabs and underlying soils
- Hardscape, paths, patios, irrigation systems, landscape systems and drainage systems
- Heating
- Plumbing lines, sewer lines and utility lines
- Retaining and site walls, associated drainage systems
- Roofing materials
- Roofs, roofing systems, chimney caps and ventilation
- Shower and bath enclosures
- Soils and engineered retaining walls
- Structure
- Window, patio doors, deck doors and related systems
- AND any function or component not addressed above, provided it causes damage